

MEMORANDUM

July 26, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 8/28/73

Petitions No. Z-2828 & 2847
Rand & Company, Inc.
200-206 West Second Street and
300 C Street; 199 West Second Street
South Boston

Petitioner seeks a conditional use and a variance to combine lots to erect a one story addition, change occupancy from woodworking to woodworking and warehouse, combine lots for ancillary parking in a light manufacturing (M-1 & M-2) district. The proposal violates the code as follows:

<u>200-206 West Second St. & 300 C St.</u>	<u>Req'd</u>	<u>Proposed</u>
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Section 23-5. Off street parking not provided.	22 spaces	0
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199 West Second St.

Section 8-7. Any use across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use if it were on the same lot is conditional in an M district.

The property, located on C Street between West First and West Second Streets, contains a one-story masonry structure. Expansion would be utilized for storage of materials produced in main building. Parking for 30 cars would be provided directly opposite the site. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2828 & 2847, brought by Rand and Company, Inc., 200-206 West Second Street and 300 C Street; 199 West Second Street, South Boston, for a conditional use and a variance to combine lots to erect a one story addition, change occupancy from woodworking to woodworking and warehouse, combine lots for ancillary parking in a light manufacturing (M-1 & M-2) district, the Boston Redevelopment Authority recommends approval. Sufficient off-street parking would be provided directly opposite the site.

Board of Appeal Referrals 7/26/73

Hearing Date: 8/14/73

Petition No. Z-2834
Lundin Turkish Bath Company
State Street Bank and Trust Company (Agent)
18-22 Carver Street, Boston

Petitioner seeks a conditional use to use premises for a parking lot, erect two signs and attendant's building in a general business (B-8) district. The proposal violates the code as follows:

Section 8-7. A parking lot with necessary signs is conditional in a B-8 district.

The property, located on Carver Street near the intersection of Eliot Street in the Park Plaza area, contains 4,548 square feet of vacant land. Facility would accommodate 17 cars. The proposal is contrary to the City's parking policy.
Recommend denial.

VOTED: That in connection with Petition No. Z-2834, brought by Lundin Turkish Bath Company, State Street Bank and Trust Company, Agent, 18-22 Carver Street, in the Park Plaza area, for a conditional use to use premises for a parking lot, erect two signs and attendant's building in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. The proposal is contrary to the City's parking policy.

[illegible]

Board of Appeal Referrals 7/26/73

Hearing Date: 9/26/73

Petition No. Z-2836
Innocenzo and Louisa Avellino
603 Hyde Park Avenue
Roslindale

Petitioner seeks a conditional use and a variance to remodel exterior of gas service station and erect sign in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 20-1. Rear yard is insufficient.	20 ft.	3 ft.

The property, located on Hyde Park Avenue at the intersection of Cummins Highway, contains a gas service station. Proposed renovations will enhance the property. Facility must comply with service station guidelines and sign regulations.
Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2836, brought by Innocenzo and Louisa Avellino, 603 Hyde Park Avenue, Roslindale, for a conditional use and a variance to remodel exterior of a gas service station and erect sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the facility complies with service station guidelines and sign regulations.



Z-2836
603 HYDE PARK AVE.
(ROS.)

Board of Appeal Referrals 7/26/73

Hearing Date: 8/28/73

Petition No. Z-2845
Martin and Marion Connolly
95A LaGrange Street
West Roxbury

Petitioner seeks a variance to erect an addition to a one family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	40 ft.	12 ft.

The property, located on LaGrange Street between Robin Street and Bellevue Hill Road, contains a 2½ story frame structure. Addition, to be utilized for bedrooms, will not interfere with adjacent residences as the lot abuts a wooded area in rear. Recommend approval.

VOTED: That in connection with Petition No. Z-2845, brought by Martin and Marion Connolly, 95A LaGrange Street, West Roxbury, for a variance to erect an addition to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will not interfere with adjacent residences as the lot abuts a wooded area in rear.



Z-2845
95A LA GRANGE ST.
(W. R.)

WATER
TANK
BELLEVUE HILL
WATER
TANK

Board of Appeal Referrals 7/26/73

Hearing Date: 8/21/73

Petition No. Z-2862
Michael P. Lescarbeau
742 Hyde Park Avenue
Hyde Park

Petitioner seeks a forbidden use and three variances for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	0
Section 18-1. Front yard is insufficient.	30 ft.	14 ft.
Section 19-1. Side yard is insufficient.	12 ft.	5 ft.

The property, located on Hyde Park Avenue near the intersection of Ramsdell Avenue, contains a 2½ story frame structure. Two family occupancy would be compatible with surrounding residences. Recommend approval.

VOTED: That in connection with Petition No. Z-2862, brought by Michael P. Lescarbeau, 742 Hyde Park Avenue, Hyde Park, for a forbidden use and three variances for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Two family occupancy would be compatible with surrounding residences.



Z-2862
742 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 7/26/73

Hearing Date:

Petition No. Z-2877

Paula Maglio

184½ - 186 Sumner Street

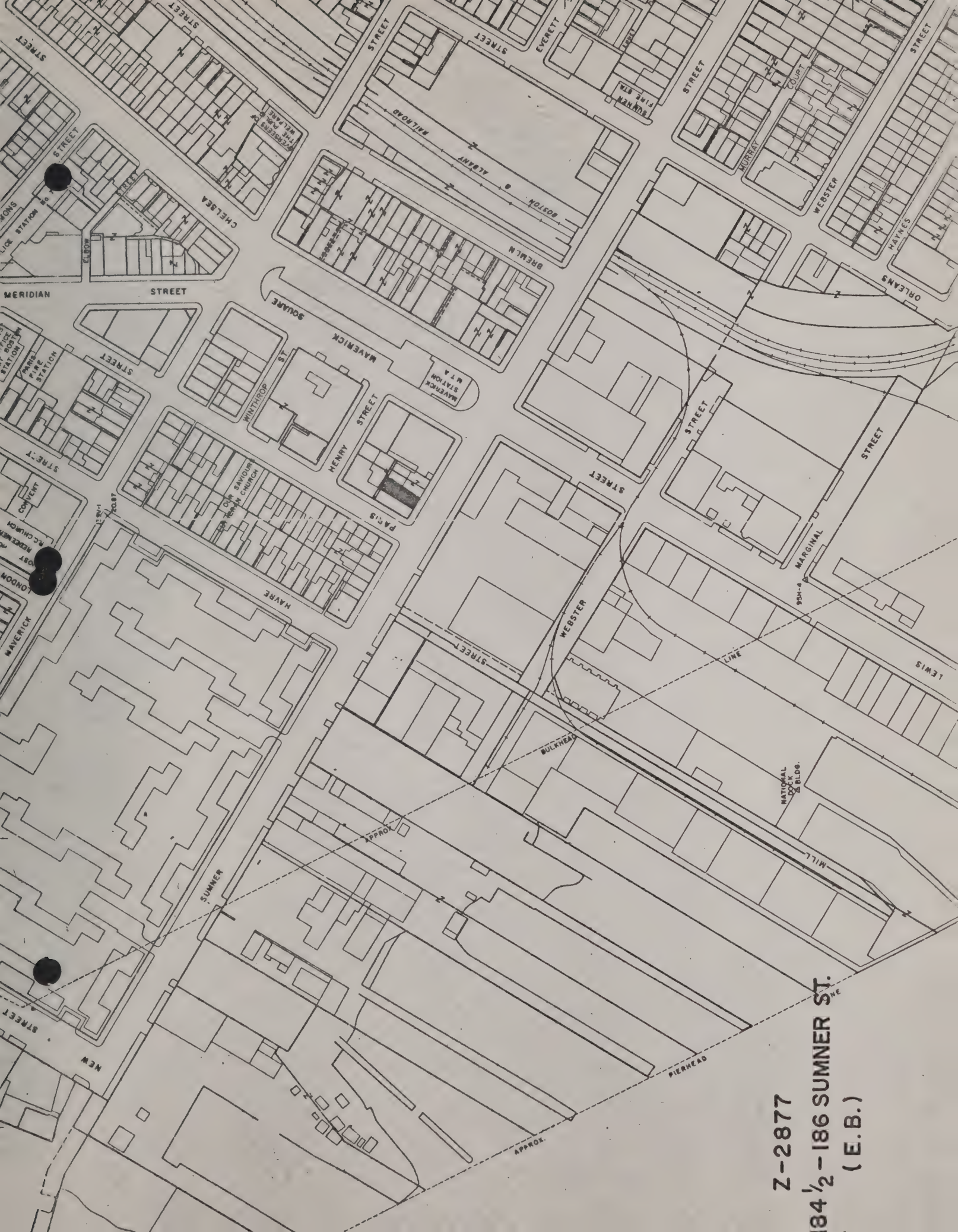
East Boston

Petitioner seeks a forbidden use and two variances to legalize occupancy for four apartments and store in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet at least one half the requirements for lot area and open space is forbidden in an L-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	60 sf/du

The property, located on Sumner Street near the intersection of Paris Street, contains a four story structure. Work is completed. The area has a critical parking problem. Petitioner must make provisions to supply off-street parking at a nearby facility. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2877, brought by Paula Maglio, 184½ - 186 Sumner Street, East Boston, for a forbidden use and two variances to legalize occupancy for four apartments and store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval only if the petitioner provides off-street parking at a nearby facility. A critical parking problem exists in the area.



Z-2877

184 1/2 - 186 SUMNER ST.

(E.B.)

Board of Appeal Referrals 7/26/73

Hearing Date: 8/21/73

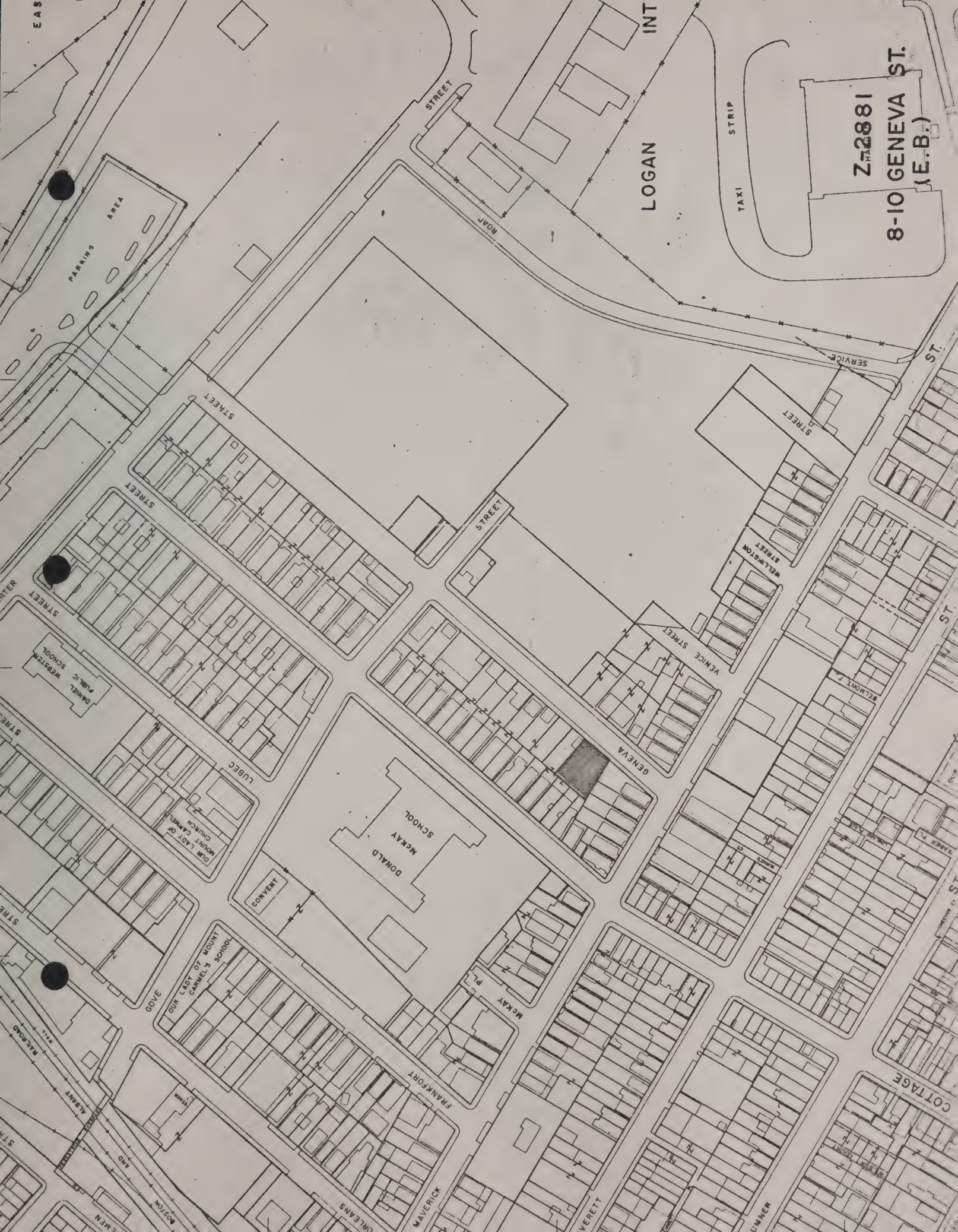
Petition No. Z-2881
Geneva Realty Trust
Nicholas A. Yebba, Trustee
8-10 Geneva Street
East Boston

Petitioner seeks a forbidden use and change in a non-conforming use for a change of occupancy from eight unit garages to car rental office and storage of rental vehicles in an apartment (H-1) district. The proposal violates the code as follows:

- Section 8-7. Outdoor rental agency for motor vehicles is forbidden in an H-1 district.
- Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.
- Section 9-2. A structural change of a non-conforming use requires a Board of Appeal hearing.

The property, located on Geneva Street near the intersection of Maverick Street, contains 5,195 square feet of land. Unit garages have been demolished. Residences abut the site on two sides. Proposal would be more suitable proximate to the airport remote from residential neighborhoods. Recommend denial.

VOTED: That in connection with Petition No. Z-2881, brought by Geneva Realty Trust, Nicholas A. Yebba, Trustee, for a forbidden use and change in a non-conforming use for a change of occupancy from eight unit garages to car rental office and storage of rental vehicles in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Residences abut the site on two sides. Proposal would be more suitable proximate to the airport remote from residential neighborhoods.



Z-2881

8-10 GENEVA ST.
(E.B.)

Board of Appeal Referrals 7/26/73

Hearing Date: 9/25/73

Petition No. Z-2883
Teresa C. Fopiano
60 Walter Street
Roslindale

Petitioner seeks a forbidden use and a variance to legalize occupancy for a three family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

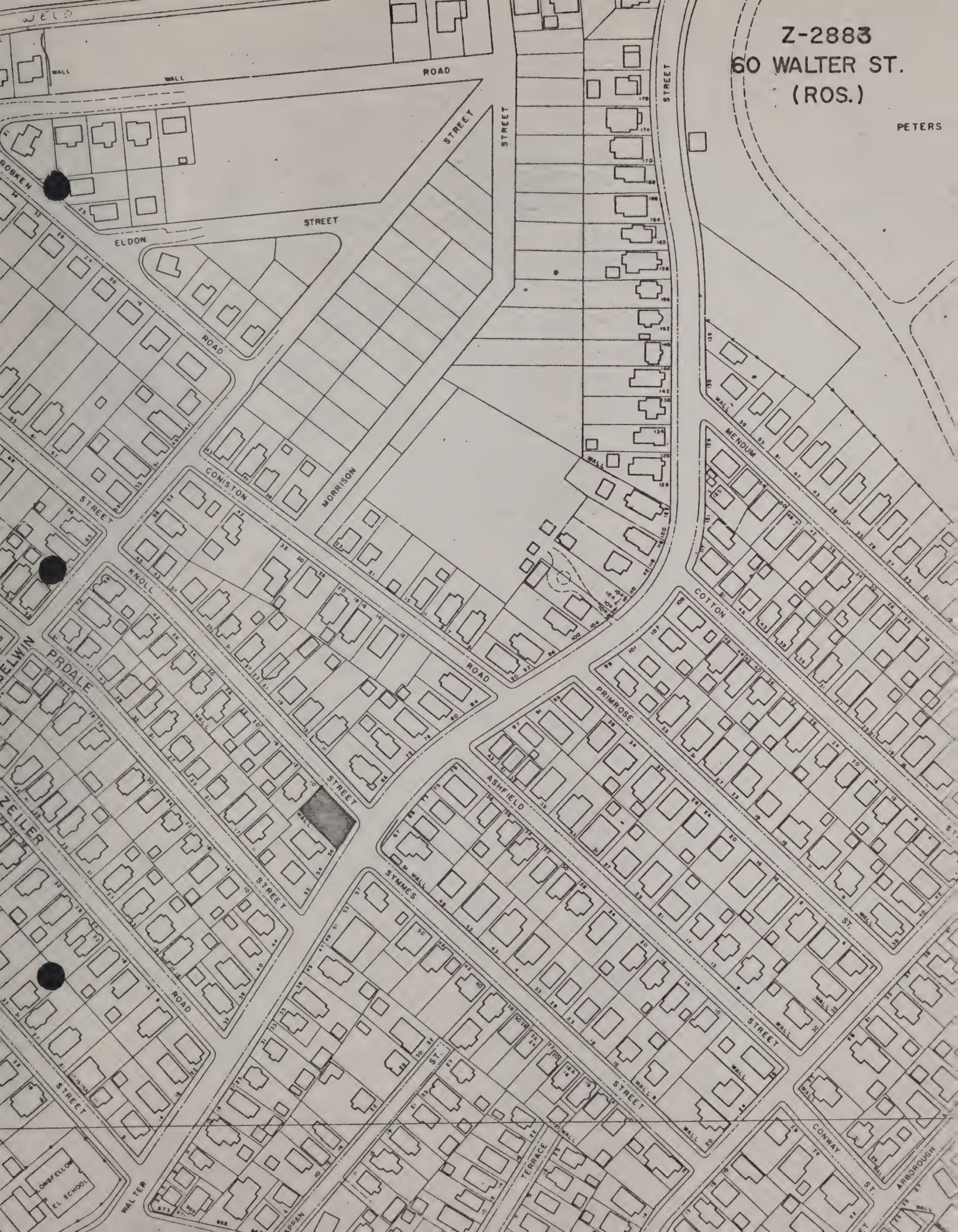
	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.5 district.		
Section 14-2. Lot area is insufficient.	2 acres	5,269 sf

The property, located on Walter Street at the intersection of Knoll Street, contains a 2½ story frame dwelling. Petitioner states the three family occupancy was in existence at time of purchase two years ago and apparently is still existing. Violation will not have a significant affect on the neighborhood. Proposal is consistent with other properties in the immediate area. Recommend approval.

VOTED: That in connection with Petition No. Z-2883, brought by Teresa C. Fopiano, 60 Walter Street, Roslindale, for a forbidden use and a variance to legalize occupancy for a three family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy is apparently existing and consistent with other properties in the immediate area. Violation will not have a significant affect on the neighborhood.

Z-2883
60 WALTER ST.
(ROS.)

PETERS



Board of Appeal Referrals 7/26/73

Hearing Date: 9/25/73

Petition No. Z-2886
Joseph & Mary Simone
109-111 Webster Street
East Boston

Petitioner seeks a change in a non-conforming use and two forbidden uses for a change of occupancy from a four car business garage to an ambulance service garage, accessory office and laundromat in an apartment (H-1) district. The proposal violates the code as follows:

Section 9-2. A change in a non-conforming use requires Board of Appeal approval.

Section 8-7. A laundromat is forbidden in an H-1 district.

Section 8-7. An ambulance service garage is forbidden in an H-1 district.

The property, located on Webster Street near the intersection of Cottage Street, contains a one-story masonry structure. The uses are existing. Staff has no objection to the laundromat. However, the ambulance service is undesirable in this densely settled residential area. The property could be more appropriately used to alleviate neighborhood on-street parking conditions. Recommend approval of laundromat and denial of ambulance service.

VOTED: That in connection with Petition No. Z-2886, brought by Joseph & Mary Simone, 109-111 Webster Street, East Boston, for a change in a non-conforming use and two forbidden uses for a change of occupancy from a four car business garage to an ambulance service garage, accessory office and laundromat in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of the laundromat and denial of the ambulance service which is undesirable in this densely settled residential area. The property could be more appropriately used to alleviate neighborhood on-street parking conditions.



Z-2886
109-111 WEBSTER ST.
(E.B.)

Board of Appeal Referrals 7/26/73

Hearing Date: 8/21/73

Petition No. Z-2888
Pramel Realty Co., Inc.
Maurice Appel, President
12 Miner Street, Boston

Petitioner seeks a forbidden use to legalize occupancy for repair garage and sale of used cars in a local business (L-2) district. The proposal violates the code as follows:

Section 8-7. Sale of automobiles within a structure is forbidden in an L-2 district.

The property, located on Miner Street near the intersection of Beacon Street, contains a one-story masonry structure. For the last 30 years, with the exception of two when the basement was leased to a canteen service, the structure has been utilized for the sale, repair and maintenance of cars. The use is not inimical to the area. Recommend approval.

VOTED: That in connection with Petition No. Z-2888, brought by Pramel Realty Co., Inc., 12 Miner Street, Boston, for a forbidden use to legalize occupancy for repair garage and sale of used cars in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. The use has existed for many years and is not inimical to the area.



Board of Appeal Referrals 7/26/73

Hearing Date: 10/9/73

Petition No. Z-2891
Sons of Divine Providence, Inc.
111 Orient Avenue
East Boston

Petitioner seeks an extension of a non-conforming use and six variances to erect two one-story additions to a home for aged, chapel, convalescent, nursing home structure in an S-.5 district. Proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. Extension of a non-conforming use requires a Board of Appeal hearing.		
Section 14-2. Lot area for additional unit is insufficient.	4000 sf/du	936 sf/du
Section 15-1. Floor area ratio is excessive.	0.5	1.5
Section 16-1. Height of building is excessive.	35 ft.	51 ft.
Section 18-1. Front yard is insufficient. (Orient Avenue)	30 ft.	16 ft.
Section 18-4. Front yard is insufficient. (Seaview Avenue)	30 ft.	10 ft.
Section 23-2. Off street parking not provided.	19 spaces	0

The property, located on Orient Avenue at the intersection of Seaview Avenue, contains a nursing home complex. Expansion would provide a multi-handicapped children's ward, patient bedrooms, ancillary facilities and a nursing personnel suite. The roof of one addition would be used for an outside play area, greenhouse and storage. Off street parking deficiency could be mitigated by utilizing vacant space at rear of property on Seaview Avenue. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2891, brought by Sons of Divine Providence, Inc., 111 Orient Avenue, East Boston, for an extension of a non-conforming use and six variances to erect two one-story additions to a home for aged, chapel, convalescent, nursing home structure in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the proviso that some off-street parking be provided at rear of property on Seaview Avenue.

Z-2891
ORIENT AVE.
(E. B.)



Board of Appeal Referrals 7/26/73

Hearing Date: 9/18/73

Petition No. Z-2893
International Society for Krishna
Consciousness, Inc.
38-40 North Beacon Street
Brighton

Petitioner seeks a variance for a change of occupancy from office and showroom (caskets) to place of worship, monastery and convent in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	1145 sf/du

The property, located on North Beacon Street near the intersection of Everett Street, contains a three story frame structure. Occupancy is existing and compatible with the commercial - institutional character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-2893, brought by International Society for Krishna Consciousness, Inc., 38-40 North Beacon Street, Brighton, for a variance for a change of occupancy from office and showroom to place of worship, monastery and convent in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing and compatible with the commercial - institutional character of the area.

Z-2893

38-40 NORTH BEACON ST.
(BRI.)



